

Project Site
2115 140th Pl. SE

BOUNDARY/TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3,
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

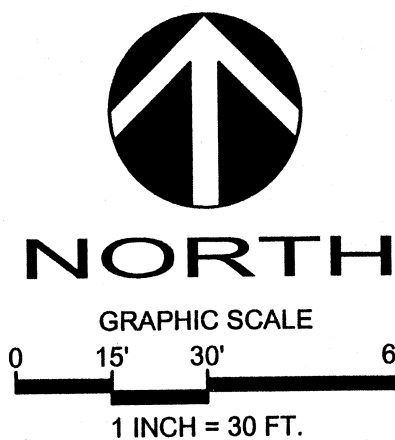
THE SOUTH 200 FEET OF THE NORTH 400 FEET OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF KAMBER ROAD, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 937403:

THE SOUTH HALF OF TRACT 1 AND ALL OF TRACT 2, UPPER & RENICK'S BELT-LINE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 94, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED 140TH AVENUE S.E. LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF THE ABOVE DESCRIBED PARCEL, AS WOULD ATTACH BY OPERATION OF LAW AND WAS VACATED BY KING COUNTY ORDER OF VACATION NUMBER V172, DATED JUNE 27, 1966,

REFERENCES:

1. THE PLAT OF HUNTER-UNDR RECORDED IN VOLUME 257 OF PLATS, PAGES 38 THROUGH 42 UNDER RECORDING NUMBER 2010422000116.
2. THE PLAT OF UPPER AND RENICK'S BELT LINE ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 94.
3. THE PLAT OF SKYRIDGE RECORDED IN VOLUME 77 OF PLATS, PAGE 89.



BASIS OF BEARINGS:

NAD83(NSRS 2007)
N04°44'49"W BETWEEN THE FOUND CITY OF BELLEVUE HORIZONTAL CONTROL MONUMENTS 0120 AND 0491.

VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL

BENCHMARK:

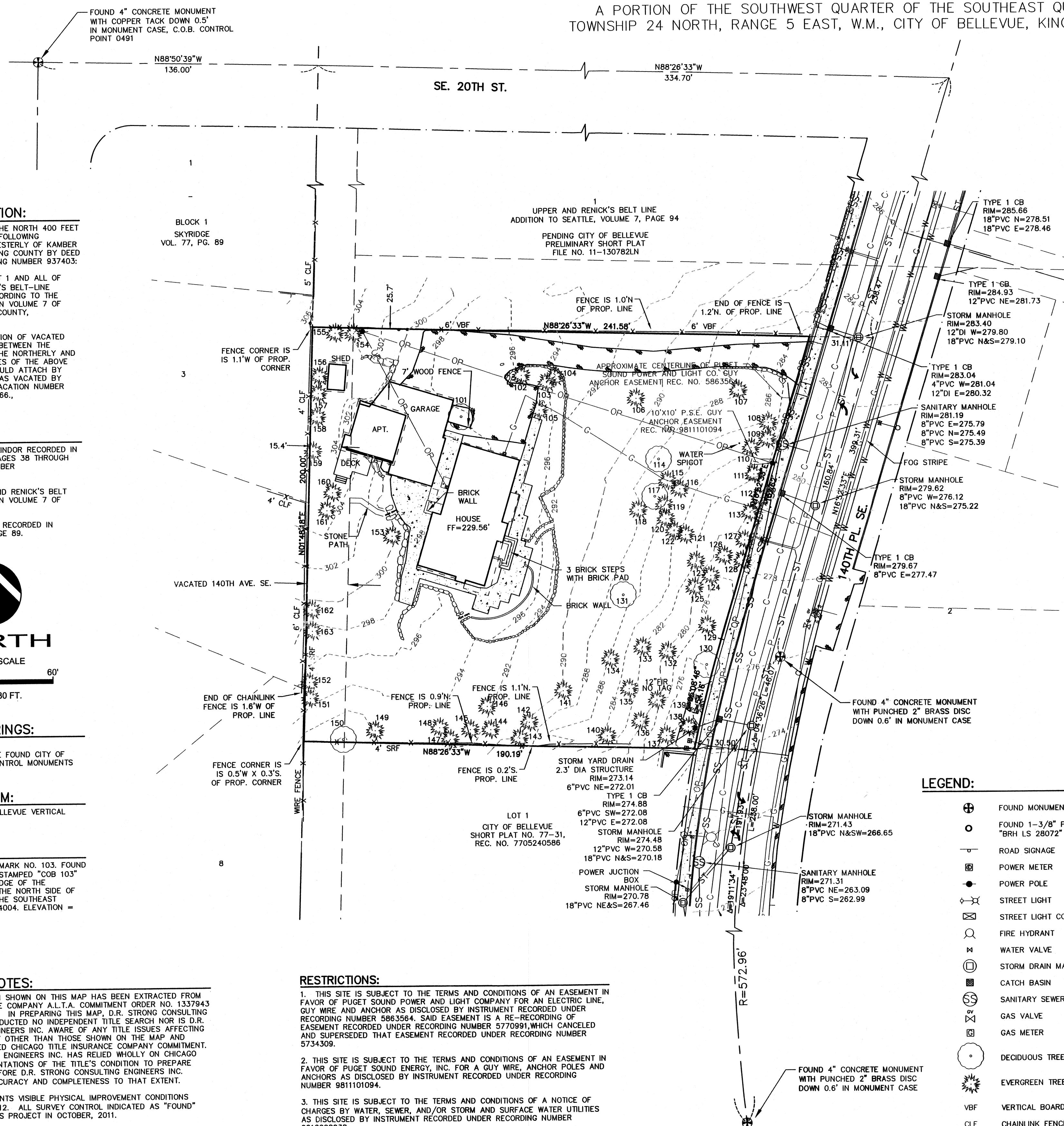
CITY OF BELLEVUE BENCHMARK NO. 103. FOUND 3" BRASS SURFACE DISK STAMPED "COB 103" SET IN THE SOUTHERLY EDGE OF THE CONCRETE SIDEWALK ON THE NORTH SIDE OF SE. 20TH STREET NEAR THE SOUTHEAST CORNER OF HOUSE NO. 14004. ELEVATION = 303.93 FEET.

SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY A.L.T.A. COMMITMENT ORDER NO. 1337943 DATED AUGUST 27, 2012. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 22, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2011.
3. PROPERTY AREA = 42,970± SQUARE FEET (0.9865± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

RESTRICTIONS:

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY FOR AN ELECTRIC LINE, GUY WIRE AND ANCHOR AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5863564. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 5770991, WHICH CANCELED AND SUPERSEDED THAT EASEMENT RECORDED UNDER RECORDING NUMBER 5734309.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FOR A GUY WIRE, ANCHOR POLES AND ANCHORS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 981101094.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9612200936.



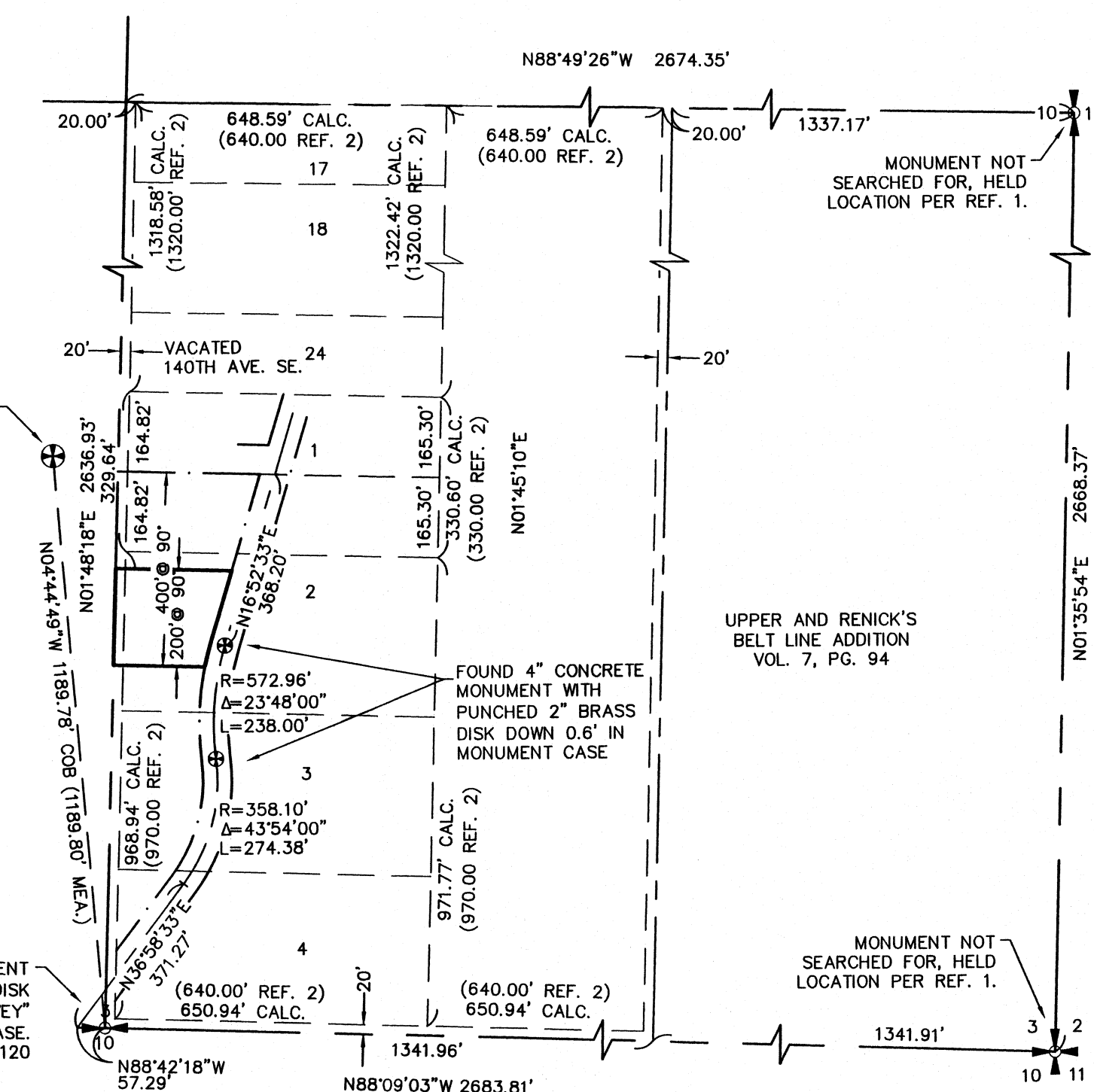
LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- FOUND 1-3/8" PUNCHED BRASS DISC STAMPED "BRH LS 28072" EXCEPT AS NOTED OTHERWISE
- ⊞ ROAD SIGNAGE
- ⊞ POWER METER
- ⊞ POWER POLE
- ⊞ STREET LIGHT
- ⊞ STREET LIGHT CONTROL BOX
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ STORM DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊞ SANITARY SEWER MANHOLE
- ⊞ GAS VALVE
- ⊞ GAS METER
- DECIDUOUS TREE
- ⊞ EVERGREEN TREE
- VBF VERTICAL BOARD FENCE
- CLF CHAINLINK FENCE
- SRF SPLIT RAIL FENCE
- SS SANITARY SEWER LINE
- ST STORM LINE
- OP OVERHEAD POWER
- P POWER PAINT
- G GAS PAINT
- W WATER PAINT
- C CABLE PAINT
- — — — — EDGE OF PAVEMENT

FOUND 4" CONCRETE MONUMENT WITH COPPER TACK DOWN 0.5" IN MONUMENT CASE, C.O.B. CONTROL POINT 0491

FOUND 4" CONCRETE MONUMENT WITH PUNCHED 3" BRASS DISK STAMPED "KING COUNTY SURVEY" DOWN 1.0" IN MONUMENT CASE, C.O.B. CONTROL POINT 0120

FOUND 4" CONCRETE MONUMENT WITH PUNCHED 2" BRASS DISC DOWN 0.6" IN MONUMENT CASE



CONTROL DIAGRAM
1"=300'

TREE LEGEND

1	Cherry	14	12	2	2	Diseased; decay at branch attachments.
2	Pine	9, 16, 7	19	12	3	Topped; < 5% live canopy remaining
3	Pine	12	12	2	3	Topped; deformed canopy
4	Pine	13	10	2	3	Topped; deformed canopy
5	Spruce	9	8	1	1	
6	Spruce	22	22	14	1	
7	Redwood	34	34	22	1	
8	Fir	20	20	18	1	
9	Fir	13	13	12	1	Multiple leader
10	Spruce	14	14	14	1	Multiple leader
11	Spruce	14	14	12	1	Multiple leader
12	Spruce	13	13	14	1	Multiple leader
13	Spruce	15	15	14	1	
14	Dogwood	8, 8	11	16	1	Decay at base of trunk; topped.
15	Fir	16	16	18	1	Topped; dogleg in trunk
16	Spruce	13	13	14	2	Decline; 10% live canopy
17	Dogwood	10	10	14	1	
18	Spruce	23	23	16	1	
19	Fir	17	17	16	1	
20	Fir	9	9	14	3	Topped; suppressed
21	Madrone	14	14	8	3	Decline; < 5% live canopy
22	Fir	10	10	8	3	Topped; declining/suppressed
23	Fir	20	20	22	1	
24	Fir	11	11	16	1	
25	Fir	13	13	14	1	
26	Spruce	9	9	6	3	Topped; declining/suppressed
27	Spruce	14	14	12	1	Topped; dogleg in trunk
28	Spruce	15	15	16	1	Topped
29	Fir	21	21	24	2	Wound at base of trunk; tree declining.
30	Dogwood	8, 8	10	20	1	
31	Dogwood	8, 8	11	12	1	
32	Fir	22	22	18	1	
33	Fir	10	10	12	1	
34	Fir	20	20	18	1	
35	Fir	27	27	24	1	
36	Fir	18	18	14	1	
37	Fir	16	16	12	1	
38	Fir	18	18	14	1	
39	Fir	25	25	20	1	
40	Fir	17	17	18	1	
41	Fir	29	29	24	1	
42	Fir	13	13	12	1	double leader
43	Fir	12	12	8	1	double leader
44	Fir	11	11	14	1	Topped
45	Fir	8	8	12	2	Topped; suppressed
46	Fir	20	20	14	1	double leader
47	Fir	8	8	8	3	Topped; suppressed
48	Spruce	10	10	8	1	
49	Fir	8	8	6	3	Topped; suppressed; declining
50	Dogwood	9	9	14	1	
51	Spruce	10	10	6	1	Topped
52	Spruce	10	10	8	1	Topped
53	Fir	30	30	12	1	Topped
54	Spruce	8	8	6	1	Topped
55	Spruce	8	8	6	1	Topped
56	Fir	8	8	7	1	Topped
57	Fir	13	13	8	1	Topped
58	Fir	14	14	8	1	Topped
59	Fir	14	14	8	1	Topped
60	Fir	9	9	7	1	Topped
61	Pine	12	12	6	1	Topped
62	Fir	9	9	6	1	Topped
63	Fir	8	8	8	1	Topped

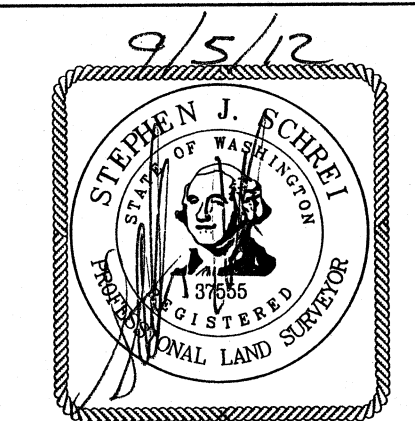


D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
10804 NE 38th PL, #101 KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423
www.dstrong.com

COLLEGE STATION

HARBOUR HOMES, LLC

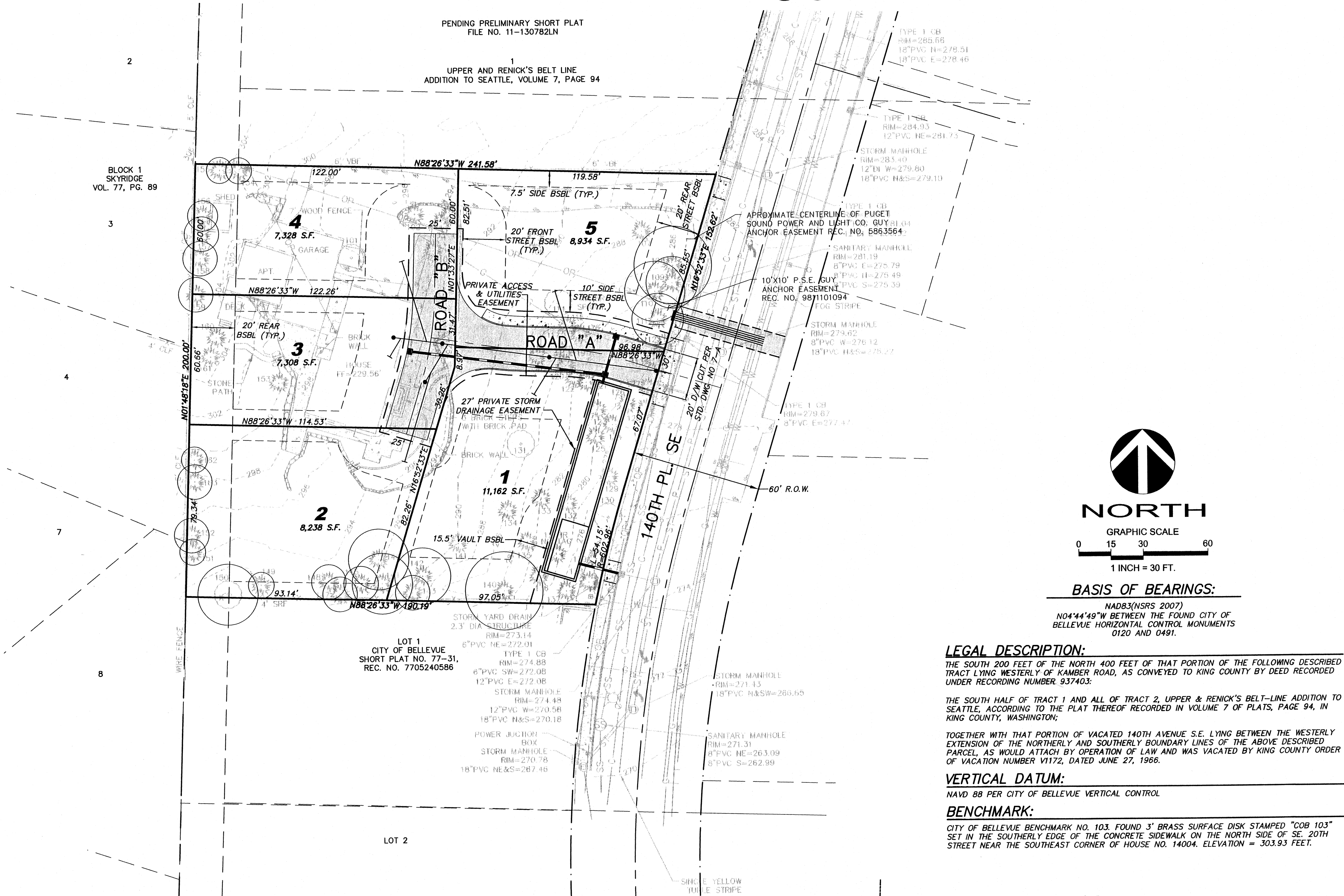
2115 140TH PL. SE
BELLEVUE, WASHINGTON 98007
KING COUNTY PARCEL NO. 8838900006
1441 NORTH 34TH STREET, SUITE 200
SEATTLE, WASHINGTON 98103
206-315-8130



PROJECT SURVEYOR: SJS
DRAFTED BY: RLB/SJS
FIELD BOOK: 279
DATE: 8/30/12
PROJECT NO.: 12038
SHEET 1 OF 1
NOV - 1 2012

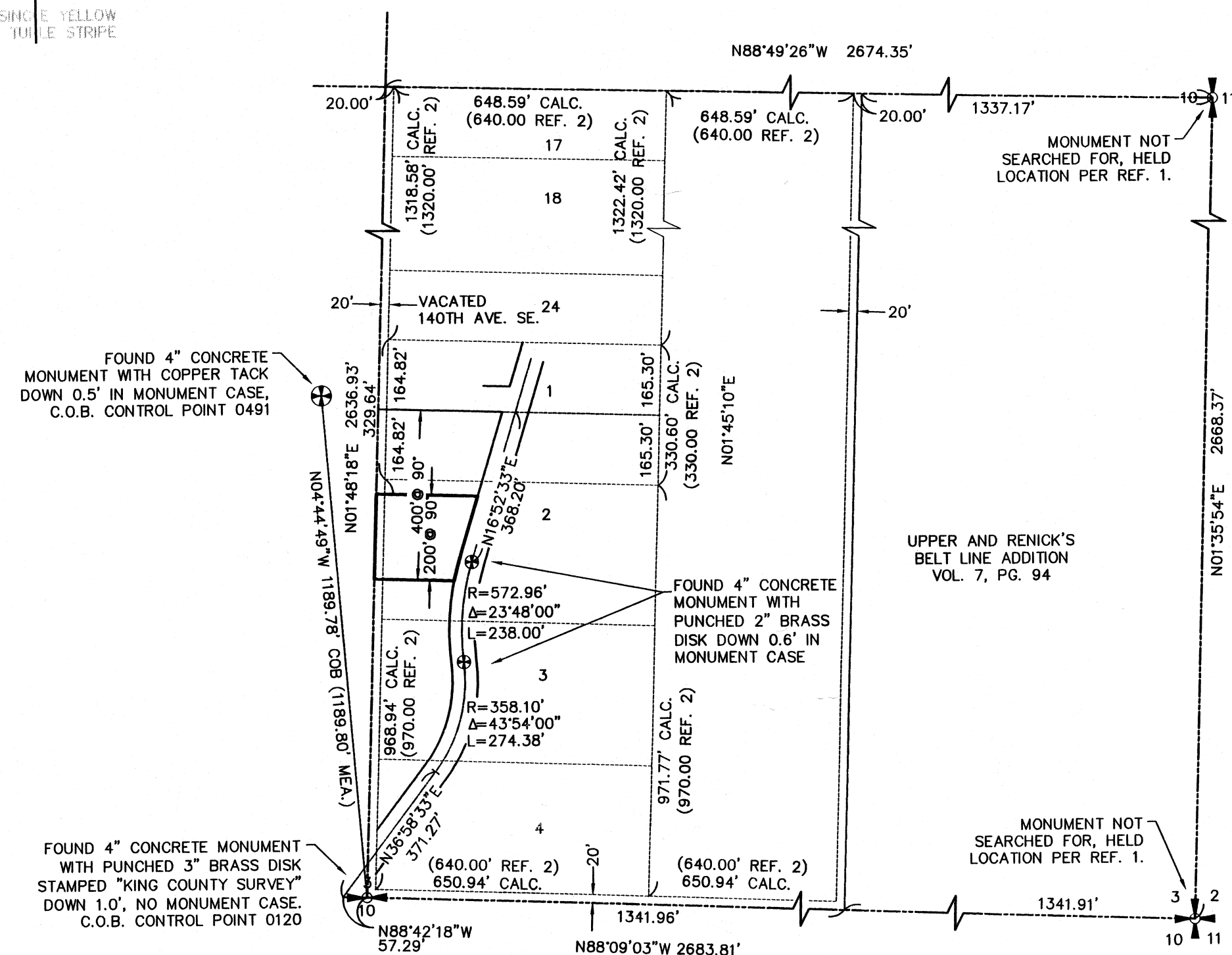
SW 1/4 OF THE SE 1/4 SECTION 3, TOWNSHIP 24 N, RANGE 5 E, W.M.

COLLEGE STATION

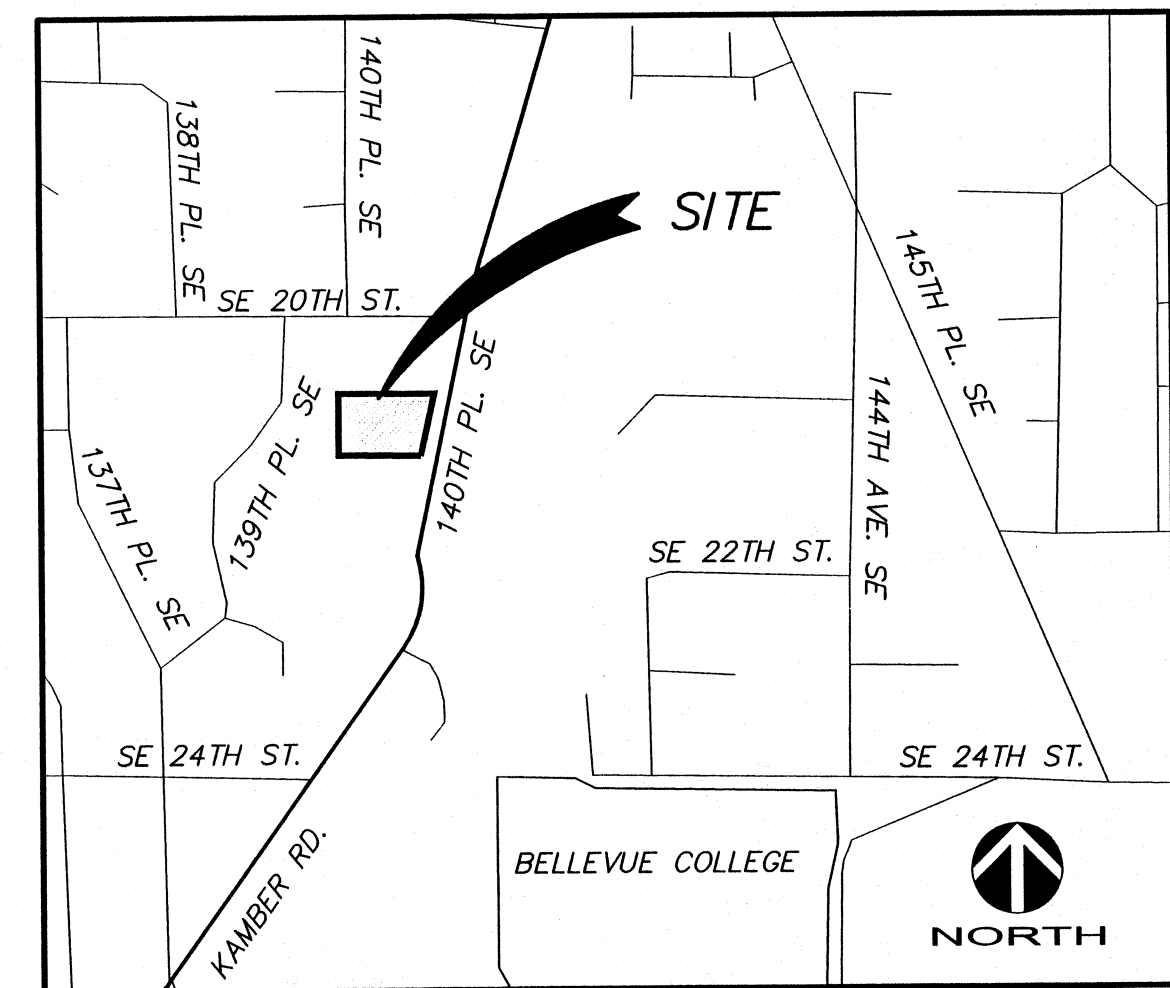


LEGEND:	
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	FOUND 1-3/8" PUNCHED BRASS DISC STAMPED "BRH LS 28072" EXCEPT AS NOTED OTHERWISE
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	GAS VALVE
	GAS METER
	DECIDUOUS TREE
	EVERGREEN TREE
	VERTICAL BOARD FENCE
	CHAINLINK FENCE
	SPLIT RAIL FENCE
	SANITARY SEWER LINE
	STORM LINE
	OVERHEAD POWER
	POWER PAINT
	GAS PAINT
	WATER PAINT
	CABLE PAINT
	EDGE OF PAVEMENT

PROJECT CONTACTS	
OWNER.....	DAVID ROBERT LEAKE 2115 140TH PLACE SE BELLEVUE, WASHINGTON 98007
APPLICANT.....	HARBOUR HOMES, LLC 1441 N 34TH STREET, SUITE 200 SEATTLE, WASHINGTON 98103 (206) 315-8130 CONTACT: JAMIE WALTIER J.WALTIER@HARBOURHOMES.COM
CIVIL ENGINEER.....	D.R. STRONG CONSULTING ENGINEERS, INC. 10604 NE 38TH PLACE, SUITE 232 KIRKLAND, WASHINGTON 98033 (425) 827-3063 CONTACT: MAHER A. JOUDI, P.E. MAHER.JOUDI@DRSTRONG.COM
SURVEYOR.....	D.R. STRONG CONSULTING ENGINEERS, INC. 10604 NE 38TH PLACE, SUITE 232 KIRKLAND, WASHINGTON 98033 (425) 827-3063 CONTACT: STEPHEN J. SCHREI, P.L.S. STEVE.SCHREI@DRSTRONG.COM
PROJECT INFORMATION	
PLAT NAME.....	COLLEGE STATION
ADDRESS.....	2115 140TH PLACE SE
PARCEL NUMBERS.....	883890-0006
EXISTING ZONING.....	R-5
PROPOSED ZONING.....	R-5
ADJACENT ZONING.....	R-5
SEWER AND WATER DISTRICT.....	CITY OF BELLEVUE
SCHOOL DISTRICT.....	BELLEVUE #105
TELEPHONE SERVICE.....	VERIZON
POWER SOURCE.....	PUGET SOUND ENERGY
ROAD A/ROAD B USE.....	ACCESS AND UTILITIES



CONTROL DIAGRAM
1"=300'

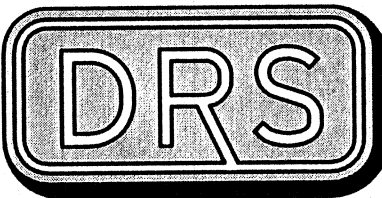


VICINITY MAP
1"=500'

TREE ID	SPECIES	DIAMETER	WEIGHING FACTOR	TREES WITHIN SITE INTERIOR	
				WEIGHTED DIAMETER (IN)	TREES SAVED (IN)
101	CHERRY	14	1.0	14	
102	PINE	19	1.0	19	
103	PINE	12	1.0	12	
104	PINE	13	1.0	13	
105	SPRUCE	9	1.0	9	
106	SPRUCE	22	1.0	22	
107	REDWOOD	34	1.0	34	
108	FIR	20	1.0	20	20
109	FIR	13	1.0	13	13
110	SPRUCE	14	1.0	14	14
111	SPRUCE	14	1.0	14	14
112	SPRUCE	13	1.0	13	
113	SPRUCE	15	1.0	15	
114	DOGWOOD	11	1.0	11	
115	FIR	16	1.0	16	
116	SPRUCE	13	1.0	13	
117	DOGWOOD	10	1.0	10	
118	SPRUCE	23	1.0	23	
119	FIR	17	1.0	17	
120	FIR	9	1.0	9	
121	MADRONE	14	1.0	14	
122	FIR	10	1.0	10	
123	FIR	20	1.0	20	
124	FIR	11	1.0	11	
125	FIR	13	1.0	13	
126	SPRUCE	9	1.0	9	
127	SPRUCE	14	1.0	14	
128	SPRUCE	15	1.0	15	
129	FIR	21	1.0	21	
130	DOGWOOD	10	1.0	10	
131	DOGWOOD	11	1.0	11	
132	FIR	22	1.0	22	
133	FIR	10	1.0	10	
134	FIR	20	1.0	20	
135	FIR	27	1.0	27	
136	FIR	18	1.0	18	
137	FIR	16	1.0	16	
138	FIR	18	1.0	18	
139	FIR	25	1.0	25	
140	FIR	17	1.0	17	17
141	FIR	29	1.0	29	
142	FIR	13	1.0	13	13
143	FIR	12	1.0	12	12
144	FIR	11	1.0	11	11
145	FIR	8	1.0	8	8
146	FIR	20	1.0	20	20
147	FIR	8	1.0	8	8
148	SPRUCE	10	1.0	10	10
149	FIR	8	1.0	8	8
150	DOGWOOD	9	1.0	9	9
151	SPRUCE	10	1.0	10	10
152	SPRUCE	10	1.0	10	10
153	FIR	30	1.0	30	
154	SPRUCE	8	1.0	8	8
155	SPRUCE	8	1.0	8	8
156	FIR	8	1.0	8	8
157	FIR	13	1.0	13	13
158	FIR	14	1.0	14	14
159	FIR	14	1.0	14	14
160	FIR	9	1.0	9	
161	PINE	12	1.0	12	9
162	FIR	9	1.0	9	
163	FIR	8	1.0	8	8
NO TAG	FIR	12	1.0	12	
TOTAL				925	279=30.16%

FIRE DEPARTMENT NOTES

- THE 20 FOOT WIDE ACCESS ROAD MUST BE PAVED AND BE CAPABLE OF SUPPORTING FIRE APPARATUS WITH A GROSS WEIGHT OF 64,000 LBS (REAR AXLE = 48,000 LBS AND FRONT AXLE = 19,000 LBS). DETENTION VAULTS AND PIPES IN THE ROADWAY SHALL SUPPORT THE WEIGHT OF THE LADDER TRUCK OUTRIGGER WHICH IS 45,000 LBS OVER AN 18 INCH SQUARE.
- THE 20 FOOT WIDE ACCESS ROAD SHALL BE POSTED AND MARKED "NO PARKING FIRE LANE" PER BELLEVUE STANDARDS.
- THE ESTIMATED AVAILABLE FIRE FLOW OFF OF THE EXISTING 8" MAIN ALONG 140TH PLACE SE IS 2,000 GPM AT HYDRANT LOCATED AT THE CORNER OF 140TH PL SE AND SE 20TH ST (520 PRESSURE ZONE), AND 1,500 GPM SOUTH OF PRV 101073 LOCATED ON THE EAST SIDE OF 140TH PL SE. THE ESTIMATED AVAILABLE FIRE FLOW OFF THE EXISTING 6 INCH MAIN ALONG SE 20TH ST RANGES BETWEEN 1,375 GPM AND 1,500 GPM. INFORMATION PROVIDED BY TATSUYUKI KOMADA, CITY OF BELLEVUE.



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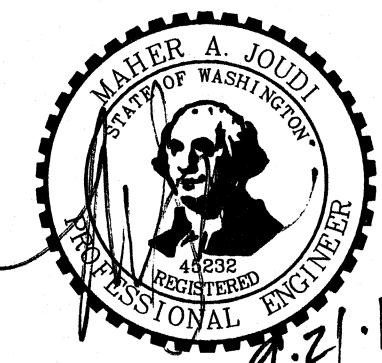
COLLEGE STATION

PRELIMINARY SHORT PLAT

2115 140TH PLACE SE
BELLEVUE, WASHINGTON 98007

HARBOUR HOMES LLC

1441 N 34TH STREET, SUITE 200
SEATTLE, WASHINGTON 98103
(206) 315-8130



DATE
REVISION

DRAFTED BY: YLP
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 09-14-12 Received
PROJECT NO.: 12038 NOV - 12

DRAWING: C1 Permit Process
SHEET: 1 OF 3